

**Otay Ranch
Preserve Owner/Manager (POM)
Policy Committee Meeting
November 20, 2008**



Agenda

- ☐ Call To Order
- ☐ Approval of Meeting Minutes
- ☐ Public Comment on items not related to Agenda
- ☐ Status Reports
- ☐ Policy Decision Issues
- ☐ Finance
- ☐ Next Policy Committee Meeting
- ☐ Adjournment

IV.A.1 Status of Otay Ranch Projects

■ County of San Diego

- Adoption of Phase 2 RMP and Preserve Boundary Modifications
(Board Policy I-109 Otay Ranch document amendment initiated by County)
- Village 13 *(initiated by Otay Ranch Company)*
- Wolf Canyon IOD Vacation/Replacement *(initiated by Otay Project L.P.)*

■ City of Chula Vista

- Wolf Canyon IOD Vacation/Replacement *(initiated by Otay Project L.P.)*

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IV.B.1 Update on Pending Conveyances (1,536 acres)

■ Future Infrastructure

- Future Infrastructure & Wildlife Agencies' Restoration Requirement

■ Access

- Developer to provide access easement
- POM staff working with Developers to obtain legal access

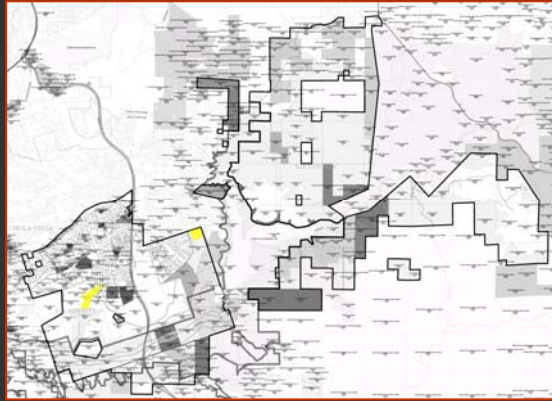
■ Vacation/Replacement Process

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Future Infrastructure - 114 ac

Anticipated date of IOD acceptance/fee title transfer: 2009

- Brookfield Shea – 41 acres
- Otay Ranch Company – 73 acres

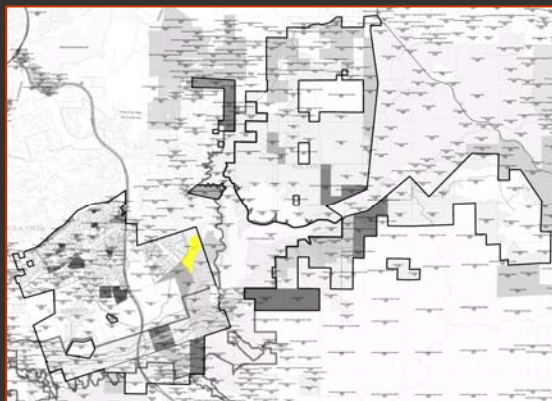


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Future Infrastructure & Wildlife Agencies Restoration Requirement – 109 ac

Anticipated date of fee title transfer: 2010

- Brookfield Shea – 109 acres

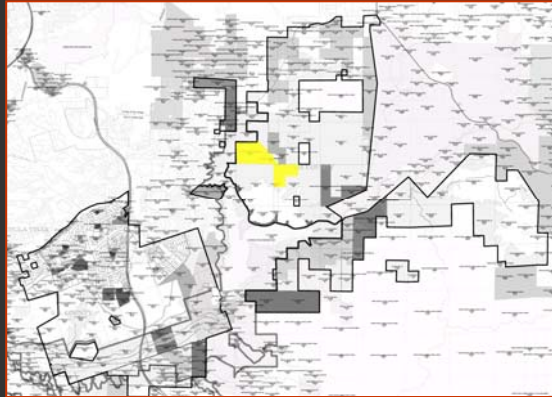


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Access - Developer to provide access easement – 405 ac

Anticipated date of fee title transfer: 2009

- Otay Ranch Company – 405 acres

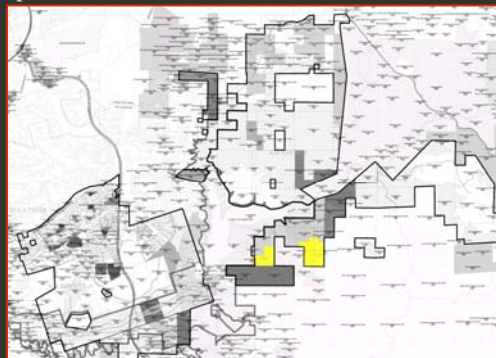


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Access - POM staff working with Developers – 350 ac

Anticipated date of fee title transfer: 2009

- Otay Ranch Company – 120 acres
- McMillin Companies – 230 acres

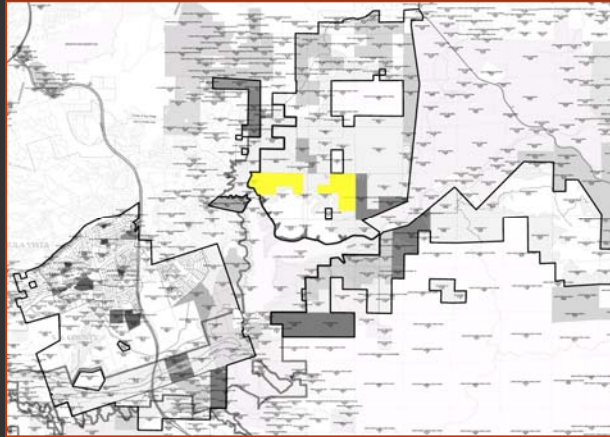


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Vacation/Replacement Process – 558 ac

Anticipated date of fee title transfer: 2010

- Otay Ranch Company – 558 acres



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Pending Conveyances (1,536 acres)

■ Anticipated acceptance of IOD/fee title transfer in 2009:

- 869 acres*

** 114 acres pending due to Future Infrastructure*

■ Anticipated acceptance of fee title transfer in 2010:

- 667 acres

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IV.B.2 Meeting with Wildlife Agencies

- Reevaluate Current POM Role/Structure Pursuant to JPA
- Strategies for Future Management and Monitoring
- Meeting held on November 5th

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V.A. Dispute Resolution Process

- **Background:**
 - JPA requires a unanimous vote by the Policy Committee to set policies related to the POM
 - JPA does not have process in place to resolve issues in which POM Staff, the PMT, or the Policy Committee is unable to meet consensus
 - Policy Committee directed staff to draft a dispute resolution process to include non-binding mediation to be presented back to Policy Committee

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V.A. Dispute Resolution Process (cont'd)

POM Staff Proposal:

■ Dispute Resolution Process:

- ❑ Agree to a neutral third party mediator
- ❑ Each party pays for ½ of the cost of the mediation session
- ❑ Non-binding
- ❑ PMT may direct POM Staff to utilize mediation
- ❑ Referring body (PMT or Policy Committee) to recommend a maximum amount to be spent on mediation per specific item
- ❑ If consensus still cannot be reached, Policy Committee may direct the PMT to recommend alternative action

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V.A. Dispute Resolution Process (cont'd)

■ Possible Implementation Methods:

- ❑ Amend the JPA – requires Board and City Council action, or
- ❑ Policy Committee adopts and implements as a POM Policy

■ POM Staff Recommendation:

- ❑ Approve the POM Dispute Resolution Process and implement proposed process as a POM Policy.

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V.B. Future Infrastructure

■ Policy Committee Direction

- Direct staff to continue discussions on future infrastructure

■ Status

- Legal staff continued discussions
- Potential mediators have been identified and mediation is in the process of being scheduled in anticipation that the Policy Committee approve the Dispute Resolution Process

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VI.A. FY07-08 Summary

- Estimated Budget for FY07/08 = \$300,000
- Tax Levy for FY07/08 = \$382,623
- Revenue Collected for FY07/08 = \$362,206
- Total Expenditures for FY07/08 = \$302,867

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VI.A. FY08-09 Update

- Beginning FY08/09 Fund Balance = \$378,274
- Estimated Budget for FY08/09 = \$505,500
- Tax Levy for FY08/09 = \$510,339

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VI.B. 5-year Forecast

- POM staff is preparing a 5-year forecast table illustrating the projected POM expenditures and estimated CFD levy amounts through FY2012/2013
- Table will consider current survey and monitoring costs provided by individual Stakeholder(s)
- Table will also include estimated cost for monitoring based on input from the Working Group
- POM staff is working to schedule a Working Group Meeting early in December

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VI.C. Budget Timeline

- **February 6** **Draft POM Budget**
- **February 20** **Final POM Budget**
- **April 15** **Anticipated Rollovers**

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VI.D. TransNet EMP Grant Application for Cactus Wren Habitat Restoration Efforts in Salt Creek

- **Applied for \$125,000**
- **On 09/26, SANDAG Board of Directors
authorized SANDAG staff to begin the
process of entering into a contract with the
County**

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VIII. Next Policy Committee Meeting

- The next Policy Committee meeting has not been scheduled
- 2009 POM PMT and Policy Committee meetings need to be scheduled